



306, 630 57 Avenue SW  
Calgary, Alberta

MLS # A2260824



**\$235,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Top-floor living in sought-after Windsor Park! This bright 2-bedroom condo offers incredible value with features that are hard to find at this price point. Enjoy the peace and quiet of no footsteps above, along with the convenience of a recently-installed in-suite washer/dryer and an assigned underground parking stall. The thoughtful layout includes a sunny north-facing balcony, a charming bump-out dining area, two generously sized bedrooms, and fresh paint throughout—making it move-in ready. Set in the mature, established community of Windsor Park, you’ll appreciate the tree-lined streets, friendly neighbours, and unbeatable location. Walk to Chinook Centre, hop on nearby transit, or take a quick drive downtown—everything is close at hand. With its size, updates, and prime location, this condo is a rare find at this price. Need a place to live asap? We can make that work too! Don’t miss your chance to own in Windsor Park—book your showing today!